

Ref. No. : 20454/2017-18/458/OBC/RAG- Turbhe

Date : 25/11/2017

VALUATION REPORT OF IMMOVABLE PROPERTY

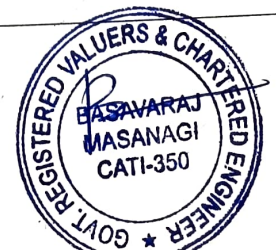
At the request of the Manager of Oriental Bank of Commerce, RAG Branch, Turbhe, Mumbai the Row House in Koparkhairane, Navi Mumbai was inspected to assess its value and the details are as furnished below:

Name of Registered Valuer : **Basavaraj Masanagi & Co.**
Registration No. : CAT I - 350

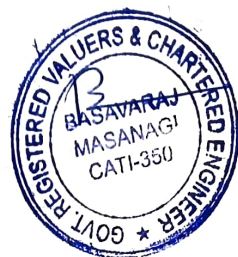
1	- Date of Making Valuation	:	25 th November 2017
	- Purpose of the Valuation	:	To assess fair market value for Bank Loan Purpose
	- Date of Inspection / Visit of property	:	24 th November 2017
2	- Name of the Owner (s) of the Flat (As per Conveyance /Sale Deed)	:	Mr. Savitribai Anandrao Dige
3.	If the property is under joint ownership / Co. Ownership, share of each such owner Are the shares undivided?	:	Ownership
4.	Brief description of the Property	:	Residential House
	- Location, Street, Ward No.	:	Sector - 17, Koparkhairane, Navi Mumbai
	- Flat / Survey No. / Plot No. / Village / District	:	Apartment No. SS-III/360, Sector - 17, Near Mother India Mission School, Koparkhairane, Navi Mumbai - 400 709.



- Is the property situated in residential /commercial/mixed/industrial area	:	Residential area
- Document produced for perusal	:	<ol style="list-style-type: none"> 1. Xerox copy of Draft Tripartite Agreement made between M/s. City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO) (Developers) & Mrs. Savitribai Anandrao Dige (Purchasers) dated 11/09/1998 2. Xerox copy Occupancy Certificate No. 2835 dated 01/06/1988 3. Xerox copy of Draft Agreement of Water Connection dated 20/02/2002. 4. Xerox copy of Draft Deed of Agreement made Between M/s. M/s. City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO) (Developers) and Mrs. Savitribai Anandrao Dige (Purchasers) dated 14/09/1998 5. Xerox copy of Navi Mumbai Municipal Corporation NOC No.180/2011 dt.28/06/2011 6. Xerox copy of Commencement Certificate No. NMMC/TPD/BP/Case No. A-12301/4882/2010 Dated 30/11/2010. 7. Xerox copy of Approved Plan No. NMMC/TPD/BP/Case No. A-12301/4882/2010 Dated 30/11/2010.
- Nearest Landmark	:	Near by Natasha Tower
- Nearest Bus stop	:	Near by NMMC Hospital Bus Stop
- Location	:	Situated at app. 1.2 km from Koparkhairane Railway Station.
- Member present during inspection	:	Mr. Sunil Dige (Son)
- Site Location	:	North : Building South : Building East : Building West : Road
5. Whether the building is in accordance with Plan approved by the competent authority	:	Yes, as per xerox copy of Approved Plan No. NMMC/TPD/BP/Case No. A-12301/4882/2010 dated 30/11/2010.
6. Proximity to civic amenities like school, hospitals, offices, markets, cinema halls etc.	:	Basic civic amenities are within reach



7a.	Area supported by documentary proof, shape, dimensions and physical feature Carpet area (As per Measurement) Built up area (As per Commencement Certificate)	: : :	 709 Sq. ft. (65.86 Sq. m.) 419 Sq. ft. (38.92 Sq. m.)
7b.	Attach a dimensional site plan	:	N. A.
7c.	Furnish details of the building on a separate sheet giving number of floors, plinth area floor-wise, Year & type of construction, finishing (Floor-wise)	:	See Annexure I
8.	Year of Commencement Year of Completion of Construction	: :	November 2010 App. 2011
9.	Is it Freehold or Leasehold land?	:	Leasehold Land
10.	If leasehold, the name of Lessor/Lessee, nature of lease, dates of commencement & termination of lease	:	City and Industrial Development Corporation Of Maharashtra Ltd.
11.	Is there any restrictive covenant in regard to use of land? Is so, details be given	:	N. A.
12.	Purpose for which the property is being used (Residential / Commercial / Industrial etc.)	:	Residential
13.	Whether property is being used for the purpose for which registered authority has given sanction / approval? If not, please specify the irregularity.	:	Yes
14.	Does the land fall in an area including in any Town planning scheme of any development plan of Govt. or any statutory body? Is so, give particulars	:	Navi Mumbai Municipal Corporation (NMMC)



15.	Is the whole or part of property notified for acquisition by Govt. or any statutory body? If yes, give date of notification	:	N. A.
16.	Attach lay out plan & elevation of all the structures.	:	N. A.
17.	Provide technical details like R.C.C. frame structure, R.C.C. roofing, Brickwork plastered, electrification etc. of the building of separate sheet	:	See Annexure I
18a.	Is the building owner – occupied / tenanted / both?	:	Owner Occupied
18b.	If partly owner – occupied, specify portion & extent of area under owner – occupation	:	N. A.
19a.	Name of tenant / lessee / licensee etc.	:	N. A.
19b.	Portions in their occupation	:	N. A.
19c.	Monthly or annual rent / compensation/ license fee, etc. paid by each	:	N. A.
20.	Are any Occupants related to or closed business associates of the owner?	:	N. A.
21.	Does the tenant bear the whole or part of the cost like electricity, water, electricity cost for common space, maintenance and operational cost of building lift, pump etc.	:	N. A.
22.	Is the property insured? If so, give details of the policy like policy number, insured amount, premium paid etc.	:	Such details not available



23.	Is any dispute between landlord and tenant regarding rent pending in a court of law	:	N. A.
24.	Give instance of sales of immovable property in the locality happened in last two years on a separate sheet, indicating the name and address of the property, registered no., sale price, area of land sold etc.	:	N. A.
25.	The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations in separate sheet/s	:	The Valuation of the property is based on the prevalent rate in the area. For calculation refer valuation given below.
a	Valuation of the property as per municipal for tax purpose	:	N. A.
b	Circle rate per unit of the property	:	₹ 89,000 Sq. m. (₹ 8,268/- Sq. ft.)
c	Circle rate value of the property	:	-
d	Land rate per unit taken in MV	:	N. A.
e	Market Value of the Property	:	= ₹ 62,85,000/-
f	Realizable Value of the property (10 % less than the Market Value)	:	= ₹ 56,56,500- ≅ ₹ 56,57,000/-
g	Distress Sale Value of the property (15 % less than the Market Value) Amount the Bank can fetch if the bank goes for sale of this property.	:	= ₹ 53,42,250/- ≅ ₹ 53,40,000/-

VALUATION :

Replacement cost for insurance purpose : = Built up area X Construction rate
= 419 Sq. ft. X ₹ 2,000/- Sq. ft.
= ₹ 8,38,000/-



Summary of Valuation

: The Valuation of the property is based on prevalent rate in the area. The unit market rate of ₹ 15,000/- Sq. ft. is considered after taking depreciation for assessment

Fair market value of property

: = Built up area X Market rate
 = 419 Sq. ft. X ₹ 15,000/- Sq. ft.
 ≅ ₹ 62,85,000/-

Value: In the light of all that is stated above, and on the basis of our judgment, market enquiries and consultations with the sources familiar with the area, we valued the said property at **₹ 62,85,000/- (Rupees Sixty Two Lakhs Eighty Five Thousand Only).**

ANNEXURE - I

1.	No of floors	: Ground + 1½ storied building
2.	Year of construction	: App. 2011
3.	Estimated future life	: 54 years
4.	Type of construction – load bearing walls/R.C.C. frame/Steel frame	: R. C. C. framed structure
5.	Description about the Row House	: Living room, kitchen, bath & toilet (2 x 1 RK & 1 Room Terrace)
6.	Walls	: Brick walls
7.	Doors and windows	: Wooden doors with collapsible sliding door & Aluminum windows
8.	Flooring	: Marble & Marbonite Flooring
9.	Kitchen	: Green Marble kitchen platform & S.S. Sink full tiling
10.	Bath & WC	: IWC bath with concealed plumbing & full tiling
11.	Master Bedroom	: -

12.	(i) Internal wiring - Surface or conduit (ii) Class of fittings: Superior/ordinary/poor	: Concealed wiring Good
13.	No. of lifts	: No Lift
14.	Basic Amenities	: Water, electricity and drainage were available
15.	Construction (Completed / Under Construction)	: Completed

DECLARATION :


I, hereby, declare that:

- a) The information furnished above is true & correct to the best of my / our knowledge and belief.
- b) I / We confirm that the norms / procedures of valuation as prescribed by the 'Institute of Valuers' have been strictly complied with.
- c) I / We or my / our representative, who is also a valuer, has made an inspection of the right property.
- d) I / We have experience of valuing such kind of properties / such locations.
- e) I / We have no direct or indirect interest in the property being valued.
- f) I / We have not been convicted of any offence & sentenced to a term of imprisonment.
- g) I / We have not been found guilty of misconduct in my professional capacity.
- h) My / our registration with State Chief Commissioner of Income Tax is valid as on date.
- i) The legal aspects were not considered in this valuation.

Date : 25/11/2017

Place : Mumbai

For **Basavaraj Masanagi & Co.**


Basavaraj Masanagi
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor.



CARPET AREA AS PER MESUREMENT:

Description	Length in ft.	Width in ft.	Total area in Sq. ft.
1st Floor Living room	15.75	9.75	153.56
Kitchen	7.75	6.25	48.44
WC Bath	7.75	3.00	23.25
2nd Floor Terrace Room	10.00	6.67	66.70
RCC	4.00	6.67	26.68
RCC Kitchen	8.75	9.50	83.13
	8.75	3.08	26.95
Cupboard	2.75	3.08	8.47
WC	8.75	3.08	26.95
Staircase	15.75	3.08	48.51
Gr. Floor Living room	12.75	9.75	124.31
Kitchen	7.75	6.25	48.44
WC Bath	7.75	3.00	23.25
TOTAL			708.64 =709.00



GOVT. STAMP DUTY RATE – 2017 - 18



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

नाजारमूल्य दर पत्रक

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Annual Statement of Rates

Language

English

Year

20172018

Select District

Select Taluka

Select Village

Search By Survey No Location

Select	अवधि/पत्रक	वृत्ती न्यूनता	निवासी पत्रक/दिव्या	गोपीय	दुकरे	गोपीय	एकक (Rs.)
SurveyNo	3/85-कोपरखैरणे नोड सेक्टर क्रं. 16	41100	88400	102000	120300	102000	चौ. मीटर
SurveyNo	3/86-कोपरखैरणे नोड सेक्टर क्रं. 17	43200	88400	102800	119100	102800	चौ. मीटर
SurveyNo	3/87-कोपरखैरणे नोड सेक्टर क्रं. 18	40700	88400	104900	122600	104900	चौ. मीटर
SurveyNo	3/88-कोपरखैरणे नोड सेक्टर क्रं. 19 गावठाण	20300	51600	66500	77400	66500	चौ. मीटर
SurveyNo	3/89-कोपरखैरणे नोड सेक्टर क्रं. 20	40600	97300	111400	128000	111400	चौ. मीटर
		12345678					





भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक/Enrolment No.: 1218/16527/02348

To: Savitribai Anandarao Dige
(सावित्रीबाई आनंदराव डिगे)
S S-3 Room No- 360
Near Mother India Mission
Sector- 17 ;Kopar-Khairne ,Navi-Mumbai.
Kopar Khairne S.O
Thane
Maharashtra - 400709

Date: 26/05/2011



EY 07079907 0 IN

Ref. No : 26052011-18395

आपला आधार क्रमांक / Your Aadhaar No. :

5358 8904 7002

आधार – सामान्य माणसाचा अधिकार



~~सवित्रीबाई आनंदराव डिगे~~



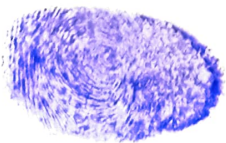
सावित्रीबाई आनंदराव डिगे
Savitribai Anandarao Dige

जन्म वर्ष / Year of Birth : 1954
स्त्री / Female

5358 8904 7002

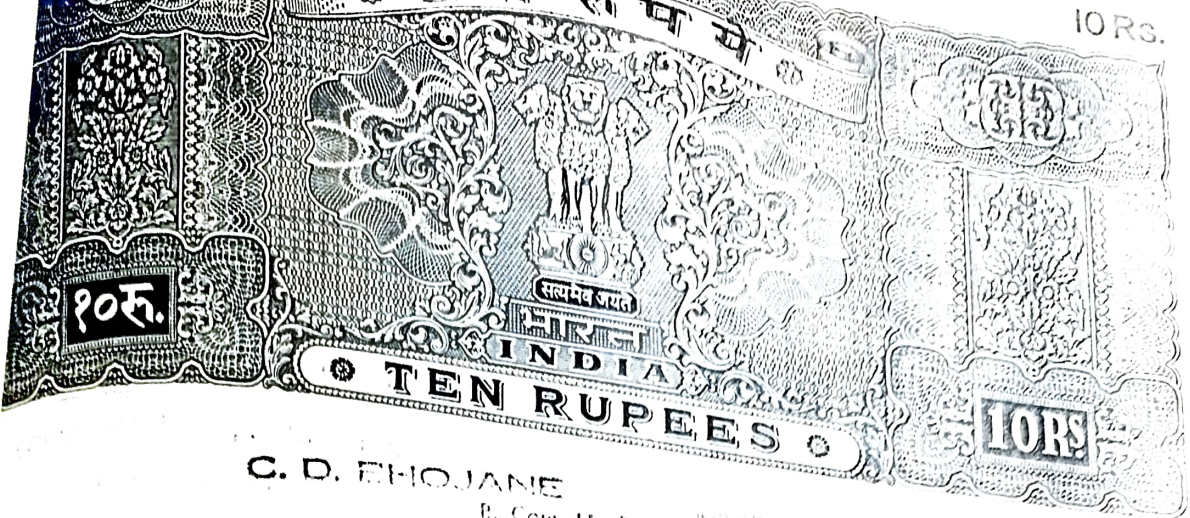


आधार – सामान्य माणसाचा अधिकार



RTI: Savitribai A Dige





C. D. EHOJANE
B. Com. LL. B.
ADVOCATE
Panchsheel S.S. - 1 - 229,
Sector - 7, Near, Madhuban Theatre,
Vashi, New Bombay.

31807

30 JUL 1993

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Vashi, New Bombay, on this 9th day of August 1993, BETWEEN SHRI. SARJERAO LAXMAN SURVE an adult, aged 58 yrs., Indian Inhabitant, residing at A.P.M.C. Market, Turbhe, New Bombay, Tal. & Dist. Thar hereinafter for brevity's sake called the 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof shall include his/her heirs, executors and administrators) of the Party of the FIRST PART, AND SMT. SAVITRI ANANDRAO DIGHE an adult, aged 30 yrs., Indian Inhabitant, residing at SS-III/360, Sector-17, Koper Khairane, New Bombay, hereinafter for brevity's sake called the 'PURCHASER' (which expression shall unless repugnant to the context or meaning thereof shall include his/her heirs, executors and administrators) of the Party of the SECOND PART.

Shree

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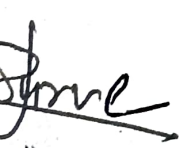
The Agreement of Outright Purchase executed on 21/9/1992 between the City and Industrial Development Corporation of Maharashtra Ltd., and the party of the First Part, the said Corporation has allotted a house bearing No: SS-III/350, Sector-17, Koper Khairane, New Bombay on Outright Purchase to the party of the

First Part on payment of some instalments stated therein, and in specific time as mentioned above therein, and whereas the Vendor has complied with the requirements as aforesaid and has paid some instalments of the respective and due amounts by the due dates. The inspection of the papers taken by the party of the Second Part and whereas the party of the Second Part being in need of

a residential accommodation requested the party of the First Part to transfer to the purchaser all the rights, title and interest in the Agreement of Outright Purchase whatsoever they be free from all encumbrances at or for a price of Rs. 50,000/- (Rupees Fifty Thousand only)

and the said Apartment bearing No: SS-III/360, Sector-17, Koper Khairane, New Bombay, has been sold by the party of the First Part to the party of the Second Part.

The Party of the Second Part shall pay to the party of the First Part Rs. 50,000/- (Rupees Fifty Thousand Only) on the terms and conditions hereinafter appearing.





C.D. ENGINE
 11, B.
 ...
 ...

31942 दिना

31 JUL 1993

: 3 :

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1. The Vendor has agreed to transfer by way of sale/ transfer/assignment/ownership all his rights, title, shares and interest whatsoever they be free in the said Agreement of Outright Purchase and other relevant agreement into the and upon the said house thereunder. The Purchaser will pay to the Vendor a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) at the time and in the manner hereinafter mentioned towards the full and final settlement of the price towards the sale/transfer/assignment/ownership of all the interest and benefits or rights and title and in the said Agreement of Outright Purchase as stated above and for the house thereunder and thereafter will keep on paying the relevant charges to CIDCO Ltd., as per Agreement executed by the Vendor i.e. the Party of the First Part with CIDCO Ltd.

2. The Purchaser has paid to the Vendor the sum of Rs. 50,000/- (Rupees Fifty Thousand Only) :

[Signature]



on the execution of this Agreement (the receipt of which the Vendor doth hereby acknowledge). All outgoings and expenses upon the date of execution of this agreement shall be paid and borne by the Vendor.

3. The Party of the First Part has informed the Vendor that under the existing laws and rules of the Corporation the Vendor may not without the prior consent in writing of the Corporation shall sell/transfer/assign or part with the interest or benefits under the said Agreement in any manner in favour of any person or persons. However, the Vendor has agreed to obtain such required No Objection Certificate from the Corporation at the cost of the party of the Second part, purchaser as and when called for to do so.

4. The Purchaser shall use the house for the purpose of residence only.

5. The Party of the First Part also hereby agreed to give a General Power of Attorney to the Purchaser on even date to do the needful required for the transfer of interest under the benefit of the said Agreement in favour of the Purchaser i.e. the party of the Second Part or any one else he wishes to sale.

L. J. J. J.

6. The Purchaser hereby agreed to pay all the charges, taxes, etc. in respect of the said house and indemnify the Vendor from the date of possession takeover by him from the party of the First Part.

7. All the costs, charges, and expenses in connection with the formation, preparing, approving, engrossing, stamping and the preparation of the General Power of Attorney, which will be executed by the party of the First Part, in favour of the Purchaser i.e. the party of the Second Part, on execution of this Agreement and thereafter the Deed of Conveyance to be executed between the parties shall be borne and paid entirely by the purchaser and the party of the First Part will not pay any share thereof whatsoever.

8. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 or any other provisions of law applicable.

9. The Party of the First Part shall at all time thereafter at the cost of and request of the Purchaser execute any documents as the Purchaser may require for more perfectly ensuring unto and to the purchaser all the rights, title and interest of the Vendor in the said Agreement of Outright Purchase and upon the said house thereunder.

IN WITNESS WHEREOF the parties hereto have set and subscribed hands on the day and the year first herein--
above written.

x d a

AGREEMENT TO SELL

This Agreement made at Koparkhairane, Now Bombay this

21 SEP 1972
day of

the Thousand Nine Hundred Ninety Two between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 'Nirmal Nariman Point, Bombay-400 021, hereinafter referred to as "the Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assign or assigns) of the One Part AND

Shri/Smt. Smt. Sushree Parmanand Indian Inhabitant residing at

A.P.M.C. Market hereinafter referred to as "the Licensee" (which expression shall, unless it be repugnant to the context or meaning thereof, include his/her/his/ hers, executors and administrators of the Other Part.

WHEREAS :-

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act")
2. The State Government is, pursuant to section 113-A of MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. The Corporation has, with intension to promote the housing to the poor and particularly to provide houses to the poorer sections of the community, drawn up in collaboration with the International Bank of Reconstruction and Development known as the World Bank a scheme called "the Development of Sites and Services for Economically Weaker Sections and Low Income Groups at Koper Khairane in New Bombay" which scheme is contained with particularly in a booklet published by the Corporation and sold at a price.
4. The Corporation has, in pursuance to the said scheme, developed sites of land by providing basic services thereto as considered necessary.
5. The Licensee has having bought a copy of the said booklet and having so read and examined the terms and conditions of the said scheme, applied on (date) to the Corporation in the form prescribed in the said booklet for SS Type-I / Type-II / Type-IIA / Type-III site, as shown in the booklet.
6. The Corporation has, upon consideration of the Licensee's application agreed to erect or construct partially the house on such site and to permit him to complete the house at his/her cost and labour.
7. The Licensee has agreed to pay to the Corporation a sum of Rs. 28,000/- being RS. TWENTY EIGHT THOUSAND ONLY, the premium payable by him/her to the Corporation in consideration of such site of land together with the structure thereon promised to be leased to him/her.

Smt. The
1
Asst. Estate Officer (BUDP)
CIDCO LTD.
Airoli/Koparkhairane

Smt.

SCHEDULE

DESCRIPTION OF LAND

That piece and parcel of land known as site and service Unit No. 28111/350 situated in

of 17 of Koper Khairane. Township containing by admeasurement 18.00

acres or thereabout and bounded as follows, that is to say,

On or towards the North by

On or towards the South by

On or towards the East by

On or towards the West by

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first written.

Signed and delivered for and on behalf of City & Industrial Development Corporation of

Maharashtra Limited by Shri S. D. PATIL, A. E. O. (BUDE)

in the presence of

SHRI M. G. JADHAV

[Signature]

SHRI S. B. DHOLE

[Signature]

Signed and delivered by the within named Licensee in the presence of

SHRI M. G. JADHAV

[Signature]

SHRI S. B. DHOLE

[Signature]

Asstt. Estate Officer (C)
CIDCO LTD.
Airoli/Koparkhairane

[Signature]

Have read over and explained the contents of this Agreement to

Bhagwan Babasaheb Mahadikar

Marathi

[Signature]

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :
AL. 2nd Floor, Nariman Point,
Mumbai - 400 021.
Tel: 00-91-22-6650 0900
00-91-22-2202 2509

OFFICE :
Estate Management Section,
Administrative Bldg., Sector-6,
Koperkhairane,
Navi Mumbai.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date 05/10/2008

No. CIDCO / SS/KK/2010/6795

Mr. Saviteerabai Anandao Dighe
SS/360, Sector - 17
Koperkhairane

Sub.: Grant of NOC to make additions / alterations and extension of period to complete construction of core unit No. SS- 17/360 Sector 17 Koperkhairane, Navi Mumbai

You have paid to our Corporation a sum of Rs. 34588/- towards Additional lease premium for extension of period and Rs. 34588/- towards Additional premium for additional area of 11.044 sq. mtr.

Our Corporation is pleased to give you NOC to undertake the additional construction of 11.044 Sq. mtr. to your apartment subject to the following conditions :

- (i) You shall submit plans of the proposed construction to the appropriate authority and obtain the development permission under section 45 of the M.R.T.P. Act, 1966
- (ii) You shall undertake the additional construction in accordance with the plans duly approved by the appropriate authority under section 45 of the M.R.T.P. Act, 1966 and complete erection of the intended building within stipulated period and from the date of hereof and thereafter you shall obtain the occupancy certificate from the appropriate authority certifying that the such additional construction is fit for occupation.

Thanking You,

to: N.M.M.C.

Yours Faithfully,

[Signature]
ASSTT. ESTATE OFFICER

Koperkhairane
Asstt. Estate Officer
CIDCO LTD.

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/बा.प./प्र.क्र.ए- १२३०१/१८८२/२०१०
दिनांक :- ३०/११/२०१०.

प्रति,
श्रीमती. सावित्रीबाई आनंदराव डिगे
भुखंड क्र. एसएस - ३/३६०, सेक्टर-१७, कोपरखैरणे,
नवी मुंबई.

नस्ती क्र. - नमुंमपा/वि.प्र.क्र..११४२/२०१०

प्रकरण क्र. ए - १२३०१

विषय :- भुखंड क्र. एसएस - ३/३६०, सेक्टर-१७, कोपरखैरणे, नवी मुंबई या जागेत निवासी वापरासाठीच्या पूनबांधणी / पूनविकासासाठी बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.- २४/०८/२०१० रोजीचा अर्ज

महोदय,
भुखंड क्र. एसएस - ३/३६०, सेक्टर-१७, कोपरखैरणे, नवी मुंबई या जागेत निवासी वापरासाठीच्या पूनबांधणी / पूनविकासासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी खालील तपशिलानुसार, मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार पूनबांधणी / पूनविकासासाठी बांधकाम परवानगी देणे तयार आहे.

अर्जदार :- श्रीमती. सावित्रीबाई आनंदराव डिगे, भुखंड क्र. एसएस - ३/३६०, सेक्टर-१७, कोपरखैरणे,
नवी मुंबई.

१.	एकुण बांधकाम क्षेत्र	२७.८८१ चौ.मी.
२.	अतिरिक्त बांधकाम क्षेत्र	११.०४४ चौ.मी.
३.	अनुज्ञेय चर्टई क्षेत्र निर्देशांक	१.००
४.	वापर	निवासी

बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले आहे. त्यातील अटी / शर्ती तसेच खाली नमूद केलेल्या बाबींचे पालन करणे आवश्यक राहिल.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कार्यदेशित कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

MMC/TPD/BP/Case No. A -12301 /4882 /2010

DATE:- 30/11 /2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Smt. Savitribai Anandrao Dige, on Plot No. SS-III/360, Sector -17, Navi Mumbai. As per the approved plans and subject to the following conditions for redevelopment / reconstruction work of the proposed Building.

Built up Area = 27.881 m², Additional Built up Area = 11.044m², F.S.I. = 1.00

(Residential)

The Certificate is liable to be revoked by the Corporation if:

- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

THE APPLICANT SHALL :

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
- Give written notice to the Municipal Corporation regarding completion of work.
- Obtain an Occupancy Certificate from the Municipal Corporation.

Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

The plot boundaries shall be physically demarcated immediately.

नवी मुंबई महानगरपालिका

नमूना मुख्यालय, सेक्टर-१५ए, पामवोच जंक्शन, सी.बी.डी. वेलापर, नवी मुंबई - ४०० ६१४, महाराष्ट्र

Bill.No : PT-E-CT-1097
Date : 01-OCT-17
2017-2018 (II)

मालमत्ता कर देयक Bill of Supply
GSTIN : 27AAALCO296J1Z4 HSN CODE NO: 99
AC HOUSE;

क्रमांक
KK0001336735

मालमत्तेचे वर्णन

KOP-17-0005-SS-SS-0360

Ward : KOPAR KHAIRANE

LESSOR:CIDCO, LEASEE: SAVITRIBAI A.DIGE
Building : SS,Unit : SS-0360,Plot NO : 0005,Sector : 17,Node :
KOPARKHAIRANE,Ward : KOPAR KHAIRANE,Navi Mumbai,Maharashtra.

You may pay bill on
www.nmmc.gov.in
Click on property
↓
Insert your property code
↓
pay online

Cheque/D.D./Pay Order
please drawn in favc
of "NMMC".

विविध कर द्यावे
ज्या होणाग मिथी करणे
नागरी सेवा सुविधांमध्ये वृद्ध

मालमत्ता कर नियमित भग
दंड, व्याज, जमीन अशी कट
कागवाडू टाका

स्वच्छतेला नाही कोणताही
पर्याय ! कचऱ्याचे वर्गीकरण
एकच उपाय !

LAST PAYMENT MADE ON
19/06/2017 Rs.173.00

As On 31/10/2017 1
Before 30/11/2017 1
Before 31/12/2017 1
Before 31/01/2018 1
Before 28/02/2018 1
Before 31/03/2018 1

दिनांक पासून पर्यंत	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य		
01-OCT-17 31-MAR-18	920	0		
कराचा तपशील	दर %	निवासी कर	दर %	अनिवासी कर
मालमत्ता कर	23.5	109	0	0
साधारण कर	1	5	0	0
साधन कर	3	14	0	0
मालमत्ता कर / मलिनः सारण कर	1	5	0	0
मलिनः सारण लाभ कर	1	5	0	0
संपत्ती उपकर	0.5	3	0	0
वहू उपकर	2.67	13	0	0
वहू कर	4	19	0	0
मालमत्ता कर			0	0
मालमत्ता कर	10	0		0
कट्या निवासी जागेवरील कर		173		0
टॅक्काचा एकूण रक्कम		173		
या कालखंडामाठीची पूर्वी भरलेली रक्कम		0		
मालमत्ता शक्यता		0		
या कालखंडामाठीचा एकूण कर		173		

Grand

उप आयुक्त
मालमत्ता कर विभाग



173KK0001336735173N173D176J180F183

PAYABLE AS ON 31/10/2017	173	PAYABLE BEFORE 30/11/2017	173
		PAYABLE BEFORE 31/12/2017	173
		PAYABLE BEFORE 31/01/2018	176
		PAYABLE BEFORE 28/02/2018	180
		PAYABLE BEFORE 31/03/2018	183

PAYABLE AS ON 31/10/2017	173	PAYABLE BEFORE 30/11/2017	173
		PAYABLE BEFORE 31/12/2017	173
		PAYABLE BEFORE 31/01/2018	176
		PAYABLE BEFORE 28/02/2018	180
		PAYABLE BEFORE 31/03/2018	183

पावती स्थळ प्रत
लेखा क्रमांक : KK0001336735
मालमत्ता क्रमांक : KOP-17-0005-SSSS-0360
कर दात्याचे नाव : LESSOR:CIDCO, LEASEE: SAVITRIBAI A.DIGE

बँकेची स्थळ प्रत :
लेखा क्रमांक : KK0001336735
मालमत्ता क्रमांक : KOP-17-0005-SSSS-0360
कर दात्याचे नाव : LESSOR:CIDCO, LEASEE: SAVITRIBAI A.DIGE

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BP/Case No. A - 12301 / 11882 / 2010

DATE: 30/11/2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Smt. Savitribai Anandrao Dige, on Plot No. SS-II/360, Sector -17, Kogerkhairne, Navi Mumbai. As per the approved plans and subject to the following conditions in the redevelopment / reconstruction work of the proposed Building.

Total Built up Area = 27.881 m², Additional Built up Area = 11.044m², F.S.I. = 1.00
(Residential)

1) The Certificate is liable to be revoked by the Corporation if:

- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

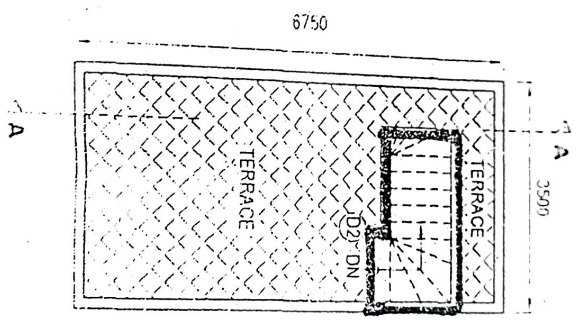
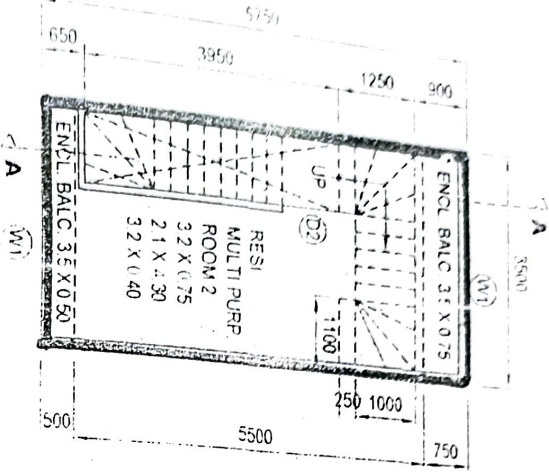
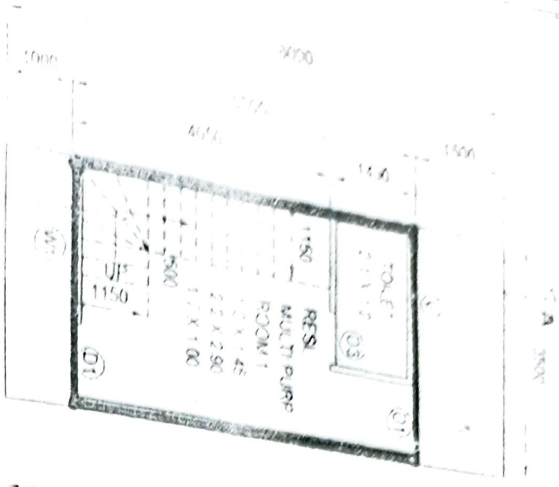
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

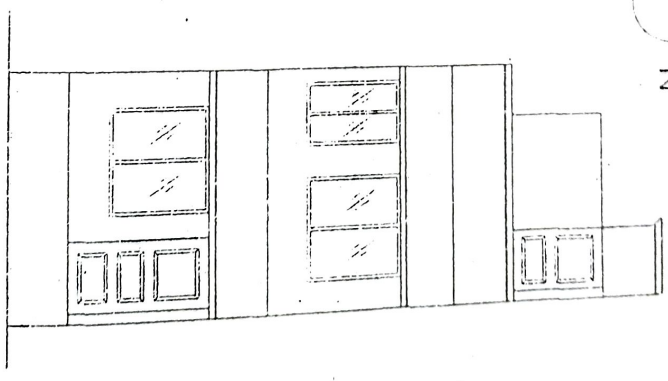
PG. = 3.50 x 0.75 = 2.625 SQ.M

FIRST FLOOR AREA DIAGRAM & CALCULATIONS

A. 50M. PATHWAY



LOCATION PLAN

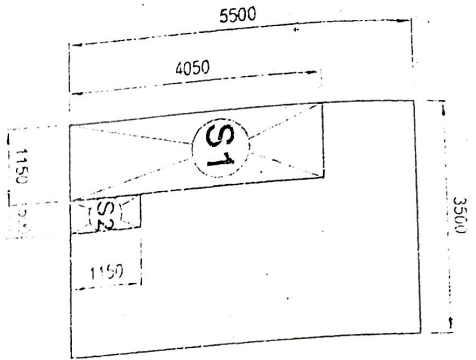


GROUND FLOOR

FIRST FLOOR

TERRACE FLOOR

FRONT ELEVATION



BUILT UP AREA STATEMENT GR. FLR.

GROUND FLOOR
BLOCK AREA = 5.50 X 3.50 = 19.250 Sq.m

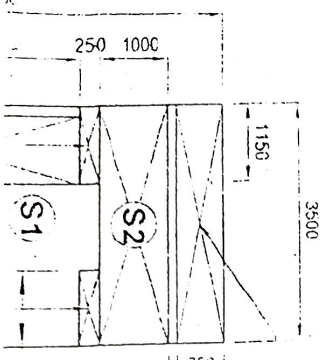
STAIR CASE

S1 = 4.05 X 1.150 = 4.657 Sq.m
S2 = 0.5 X 1.150 = 0.575 Sq.m
TOTAL = 5.232 Sq.m

NET B.U.A = 19.250 + 5.232 = 24.482 Sq.m

BALCONY STATEMENT : GROUND FLOOR
PERM BALCONY AREA = 2.511 Sq.m
PROPOSED BALCONY AREA = 0.000 Sq.m

GROUND FLOOR AREA DIAGRAM & CALCULATIONS



(B2)

BUILT UP AREA STATEMENT FI. FLR.

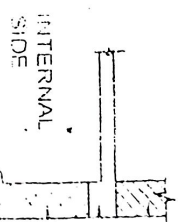
FIRST FLOOR
BLOCK AREA = 6.75 X 3.50 = 23.625 Sq.m

DEDUCTIONS

V = 3.950 X 1.000 = 3.950 Sq.m
GROSS B.U.A AREA (23.625 - 3.950) = 19.675 Sq.m

STAIR CASE

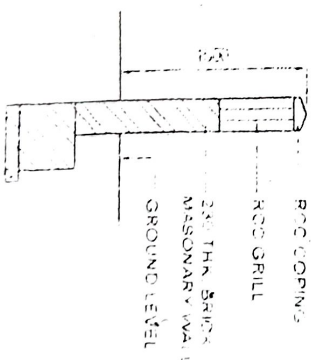
S1 = 1.150 X 0.25 = 0.287 Sq.m
S2 = 5.500 X 1.000 = 5.500 Sq.m
TOTAL = 5.787 Sq.m



DETAILS OF ECC. FOOTING

0.15 M THK BRK WALL
R.C.C BEAM
R.C.C COLUMN
ECCENTRIC FOOTING 230 MM THK
FOOTING
P.C.C 0.15 M THK
SOLLING 230 MM THK

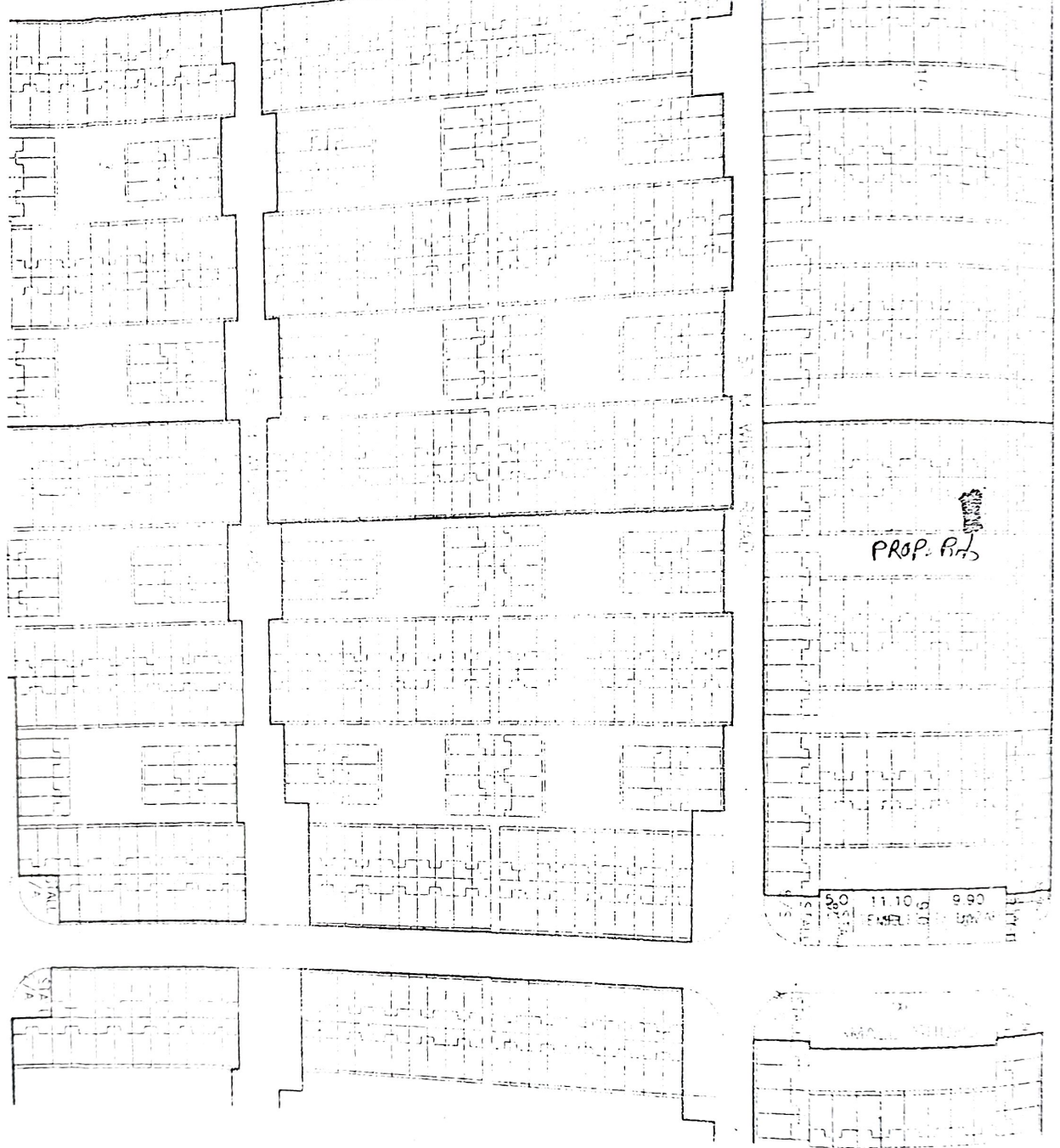
DETAILS OF ECC. FOOTING



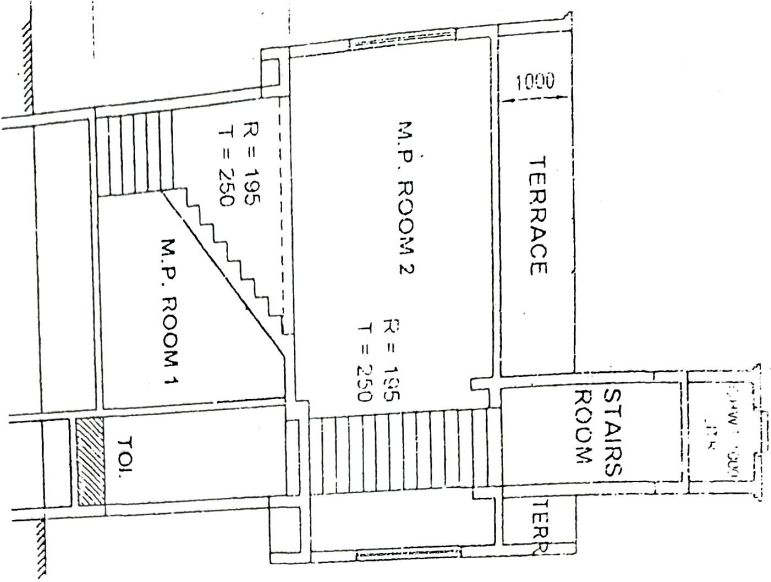
COMPOUND WALL

यह कोशिकाएँ आवकता प्राप्त प्रमाणित केन्द्रक
 मरिचिक- 92309 19662253019
 मधीन सर्व शर्तोंक अधिन-अधिन कानून केअंत
 दुसरेक केअनुसार **10/12/2019**
 वामराली नकाश / सुधारित नकाश मसुदा

Signature
 सहस्यक संचालक, मगररचना
 नदी मुखई मसनगरपालिका



AREA STATEMENT		SQ.M
1. AREA OF PLOT		28.000
2. F.S.I PERMISSIBLE		1.000
3. PERMISSIBLE FLOOR AREA		28.000
4. PERMISSIBLE FLOOR AREA (COMM)	
5. PROPOSED FLOOR AREA (GR. FLR.)		14.018
6. PROPOSED FLOOR AREA (1st FLR.)		13.863
7. PROPOSED FLOOR AREA (RESI.)		27.881
8. BALANCE AREA		0.112
9. F.S.I CONSUMED		0.996



SECTION AT A - A

FLOORWISE AREA STATEMENT

FLOOR	B.U.A	STAIRS	PERIM BAL	PROP BAL
GROUND	14.018	5.232	2.571	
FIRST	13.883	4.052	2.965	1.750
TOTAL	27.881	9.294	5.077	1.750

DOOR & WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
D1	1 000 X 2 100	T.W.PANELLED DOOR
D2	0 900 X 2 100	T.W.FRAMED FLUSH DOOR
D3	0 750 X 2 100	TOILET SINTEX DOOR
W1	1 500 X 1 200	ALUMINIUM SLIDING WINDOW
W2	1 200 X 1 200	ALUMINIUM SLIDING WINDOW
W3	0 600 X 1 200	ALUMINIUM SLIDING WINDOW
V	0 600 X 0 600	ALUMINIUM COVERED WINDOW

LIGHT & VENTILATION

ROOM	AREA	1/6th REQD.	PROVIDED
M.P. ROOM 1	9.530	1.588	1.800
TOILET	2.520	0.420	0.540
M.P. ROOM 2	12.710	2.118	3.600
STAIRCASE	4.650	0.775	3.240

PROJECT

PROPOSED RESIDENTIAL BUILDING ON
PLOT NO. SS - III / 260, SECTOR - 17
KOPARKHAIRANE, NAVI MUMBAI

NAME & ADDR. OF OWNER

SIGNATURE

Smt. Savitribai Anandkar
Digrhe



ARCHITECT : MISTREE . P . K

SIGNATURE OF ARCHITECT

P. K. Mistree
MISTREE P. K.
Regd. Architect
CA22005/36237

M/S CREATIVE
DESIGN ARCH
ARCHITECTS, ENGINEERS
& INTERIOR DESIGNERS.



107 BAWA TOWER, 8th FLOOR, SECTION - 17, V. 3/18
NAVI MUMBAI, 400 703, CELL - 8031 27127, 022 - 3314 3317



NORTH

JOB NO.

DRG NO. EX.

SCALE AS SHOWN

DATE

CHECKED BY MISTR

DRAWN BY K. K. J.

AGREEMENT TO SELL

Agreement made at Koperkhairane, New Bombay this

21 day of

and Nine Hundred Ninety

between CITY AND INDUSTRIAL CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Act, 1956, having its registered office at 'Nimal Nariman Point, Bombay 400 021, hereinafter as "the Corporation" (which expression shall, unless it be repugnant to the context or effect, include its successor or successors, and assign or assigns) of the One Part AND

Sudhakar Parmanand Indian Inhabitant residing at

Plot No. 10/10/10 hereinafter referred to as "the Licensee" (which expression shall, unless it be repugnant to the context or meaning thereof, include his/hor/their, heirs, executors and administrators of the Other Part.

The Corporation is the New Town Development Authority declared for the area designated for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act")

The State Government is, pursuant to section 113-A of MRTP Act, acquiring lands described in and vesting such lands in the Corporation for development and disposal.

The Corporation has, with intension to promote the housing to the poor and particularly provide houses to the poorer sections of the community, drawn up in collaboration with the International Bank of Reconstruction and Development known as the World Bank a scheme called "the Development of Sites and Services for Economically Weaker Sections and Low Income Groups at Koperkhairane in New Bombay" which scheme is contained with particularly in a booklet published by the Corporation and sold at a price.

The Corporation has, in pursuance to the said scheme, developed sites of land by providing services thereto as considered necessary.

The Licensee has having bought a copy of the said booklet and having so read and examined the terms and conditions of the said scheme, applied on (date) to the Corporation in the form prescribed in the said booklet for SS Type-I / Type-II / Type-IIA / Type-III site, as shown in the booklet.

The Corporation has, upon consideration of the Licensee's application agreed to erect or construct partially the house on such site and to permit him to complete the house at his/her cost and

The Licensee has agreed to pay to the Corporation a sum of Rs. **28,000/-**

RS. TWENTY EIGHT THOUSAND ONLY, being premium payable by him/her to the Corporation in consideration of such site of land together with the structure thereon promised to be leased to him/her.

Sudhakar Parmanand
Estate Officer (BUDP)

Sudhakar Parmanand

SCHEDULE
DESCRIPTION OF LAND

That piece and parcel of land known as site and service Unit No. 17/11/11 situated in
of 17 of Koper Khairane. Township containing by admeasurement 19.00
trs. or thereabout and bounded as follows, that is to say,

On or towards the North by
On or towards the South by
On or towards the East by
On or towards the West by

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first
above written.

Signed and delivered for and on behalf of City & Industrial Development Corporation of
Maharashtra Limited by Shri S. D. PATIL, A. E. O. (BUDF)
in the presence of

1. SHRI M. G. JADHAV
2. SHRI S. B. DHOLE

[Signature]
Asstt. Estate Officer (EUDP)
CIDCO LTD.
Airoli/Koper Khairane

Signed and delivered by the within named Licensee
in the presence of
1. SHRI M. G. JADHAV
2. SHRI S. B. DHOLE

I have read over and explained the contents of this Agreement to
Shri Borane Babusahab Mahabale
in Marathi

[Signature]
Borane Babusahab Mahabale